

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1969

Appeal No. 10264 McKendree United Methodist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of December 16, 1969.

EFFECTIVE DATE OF ORDER - Feb. 2, 1970

ORDERED:

That the appeal for permission to establish primary and pre-schools not to exceed 90 students at 2420 Rhode Island Avenue, NE., lots 3 through 7 and 18, Square 4290, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a church and a building containing eight classrooms and two offices presently used as the educational building for a church school.
3. Appellant proposes to establish a primary and pre-school not to exceed 90 students upon the subject property.
4. Total indoor and outdoor play space available for the school is approximately 10,000 square feet.
5. BZA exhibit numbered 2 depicts 4,999 square feet of outdoor play space available on lots 3 through 7 and 18. This does not include 2,500 square feet of area fronting on Rhode Island Avenue.
6. Exhibit numbered 2A illustrates that 1,000 square feet of outdoor space is available on lots 16 and 17. Additionally, 5,000 square feet of indoor play space is available in a gymnasium/auditorium located below the church sanctuary on lots 15, 20, and 21.

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7. Food for students is not prepared on the premises in that students bring their own lunches.

8. The school will operate Monday through Friday between the hours of 9:00 a.m. and 3:00 p.m.

9. The ninety students will attend in split shifts in order that no more than 45 students are in attendance during any one of two sessions scheduled between 9:00 a.m. and 12:00 p.m. and 12:00 p.m. and 3:00 p.m.

10. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the establishment of this school is so located and that the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions.

Further, we conclude that this school is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the following conditions:

- [a] Pupils attending this school shall come from within a ten (10) block radius.
- [b] The pupils shall be limited to 45 in number at any one given time.
- [c] Permit shall not issue for a period longer than 3 years at which time the appellant may refile for renewal.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
CHARLES E. MORGAN
Secretary of the Board
